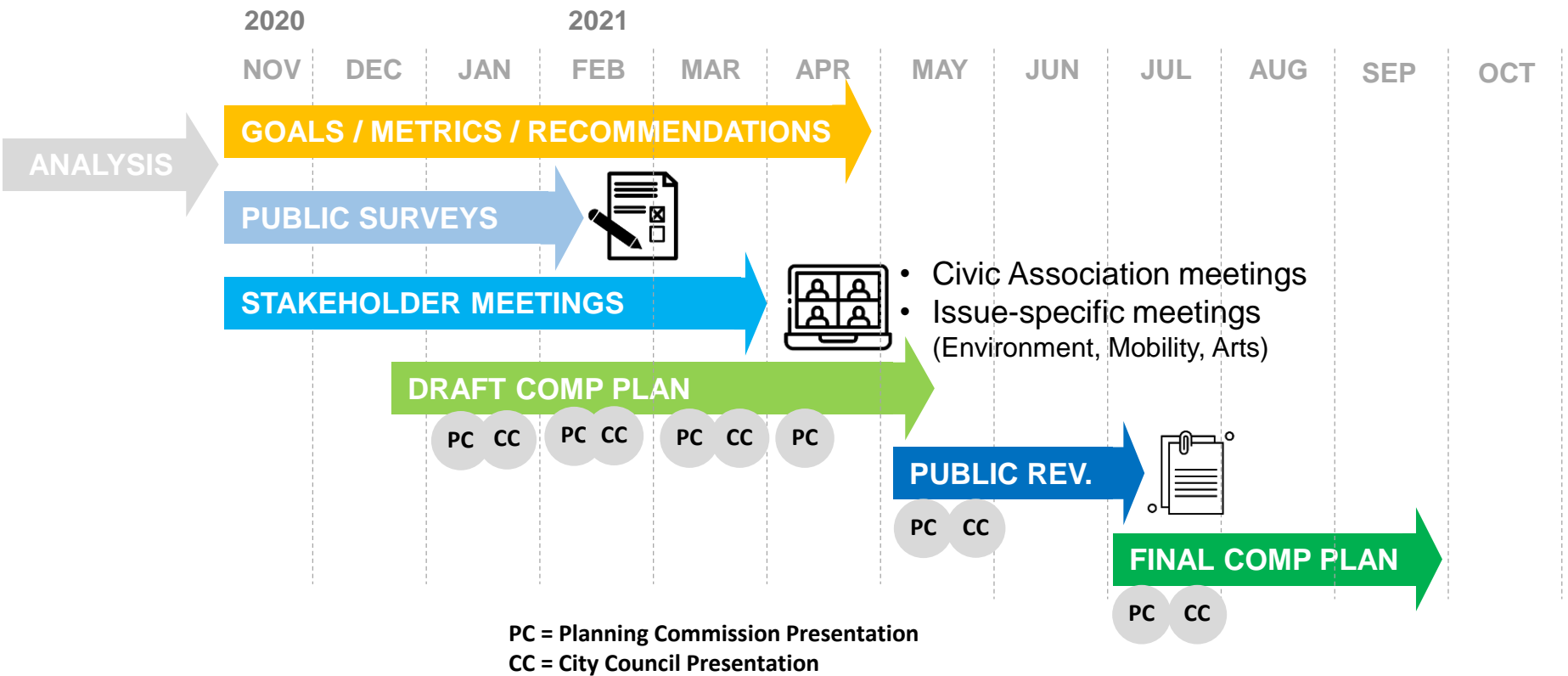


COMPREHENSIVE PLAN UPDATE

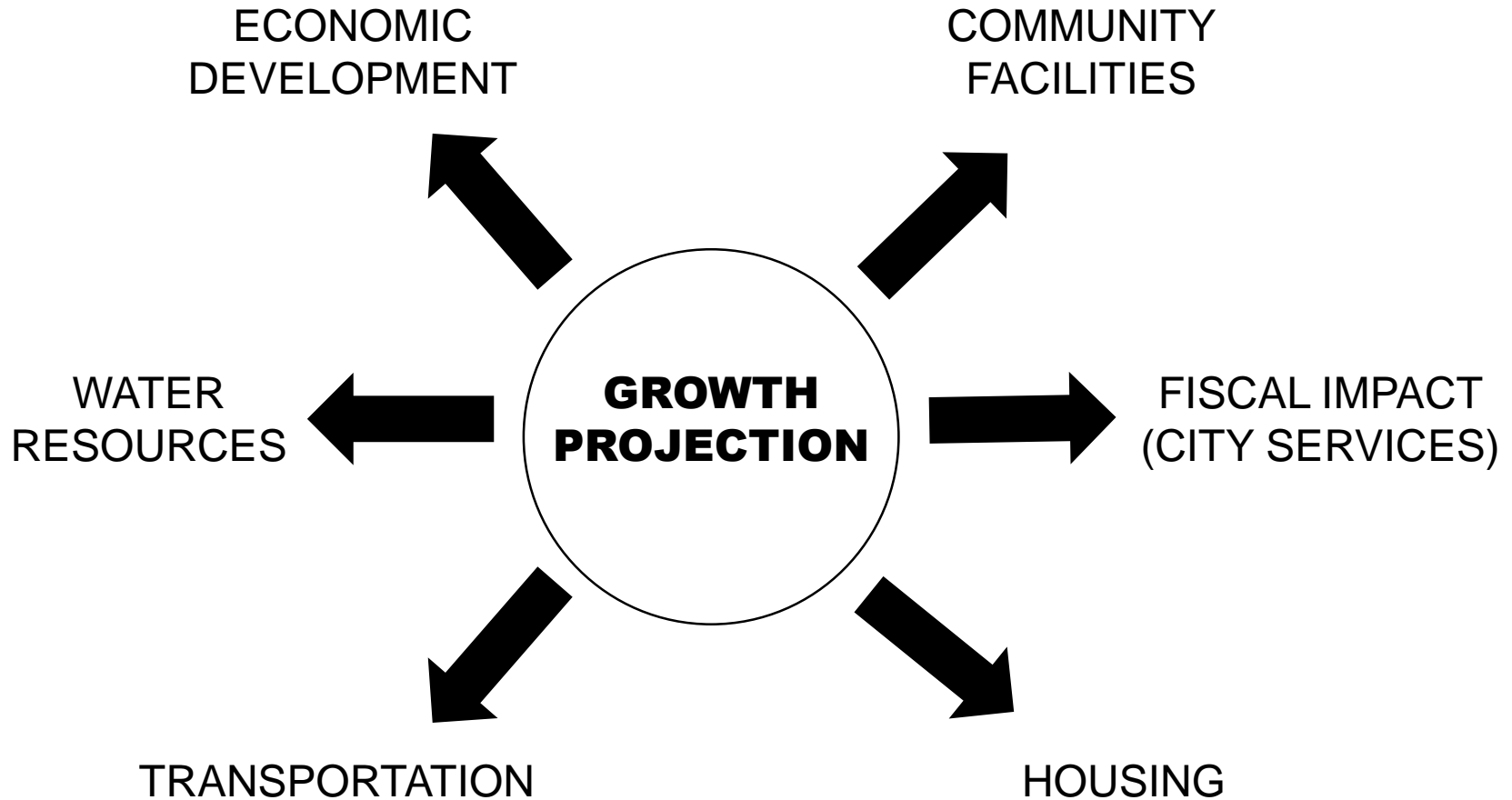
“Aligning Growth with Vital City Objectives”

March 4, 2021

TIMELINE



GROWTH & COMPREHENSIVE PLANNING



IMPACT OF GROWTH

AN INCREASE IN NEW HOUSEHOLDS IN ANNAPOLIS CAN LEAD TO THESE BENEFITS:

PEOPLE



DIVERSITY
SKILLS
TALENT
INCREASE
IN SOCIAL
CAPITAL

FISCAL HEALTH



STANDARD
OF LIVING
TAX
REVENUE
REVITALIZE
AND RENEW
TAX BASE

VIBRANT ECONOMY



LABOR FORCE
CUSTOMERS
BUSINESS
EXPANSION
GROWTH IN
AREA INCOME

OPTIONS/ OPPORTUNITIES



HOUSING OPTIONS
HOUSING
AFFORDABILITY
CONVENIENCES
AMENITIES
(IMPROVEMENTS
TO PARKS, ETC.)

GROWTH PROJECTION METHODOLOGY

1

Alternative Projections, table

Projection Scenarios	2020	2040	Change	Ave. Annual Rate of Growth (%)
1. BAE Report , (Baltimore Metro. Council)	16407	16843	436	0.12
2. Pipeline + Capacity	16407	17406	999	0.27
3. Trend (2000 - 2018)	16407	17874	1467	0.39
4. Fixed Share of County (7.58% of County))	16407	18160	1753	0.46
5. Trend (1990 - 2018)	16407	18310	1903	0.50

GROWTH PROJECTION METHODOLOGY

1 Alternative Projections, table

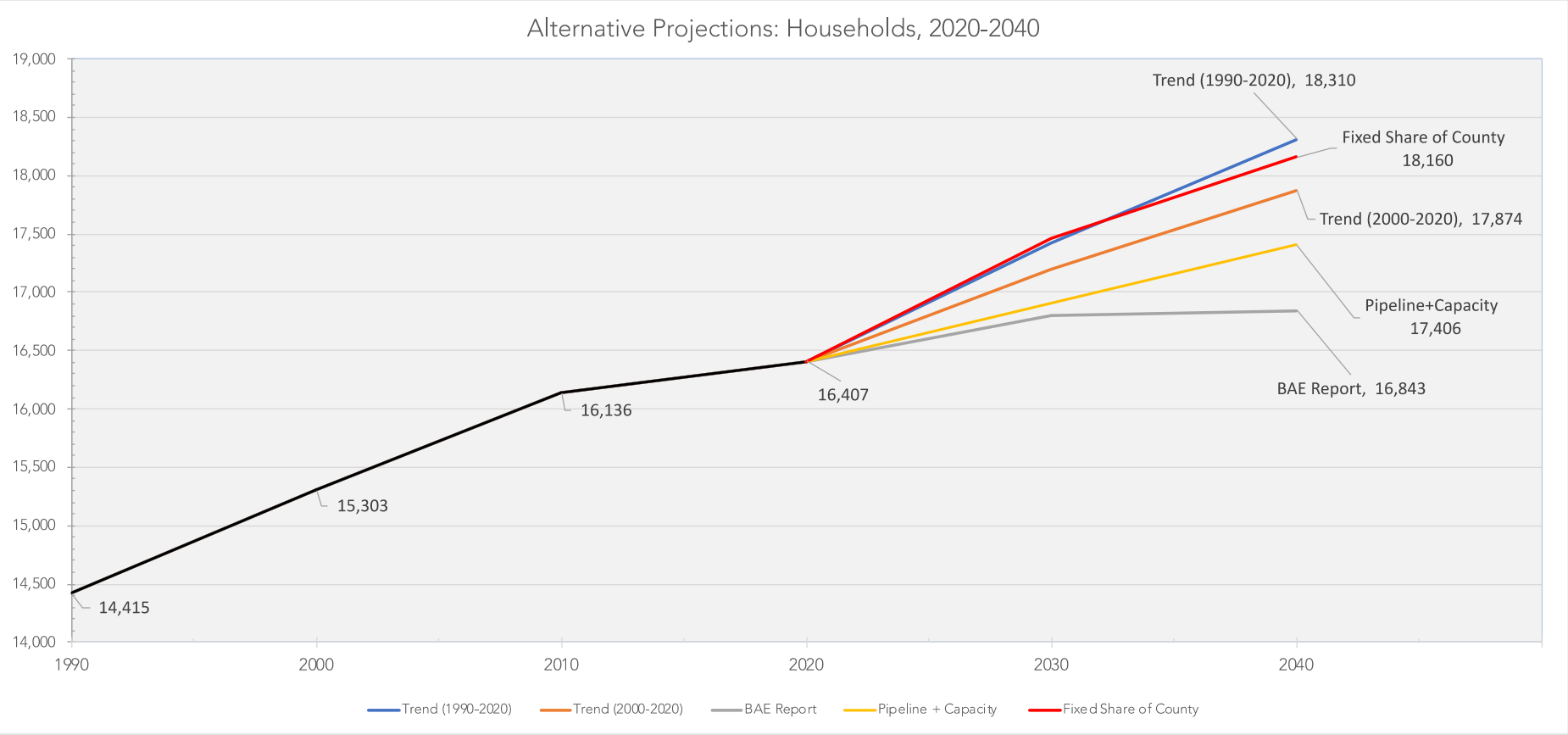
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***From the 2009
Comprehensive Plan:***

Population and Household Growth 2000-2030					
	2000	2030	Change: 2000-2030		Ave. Annual Growth Rate
			#	%	
Population	35,840	42,600	6,760	18.9%	0.5
Households	15,300	18,520	3,220	21.0%	0.6

GROWTH PROJECTION METHODOLOGY

2 Alternative Projections, graphed

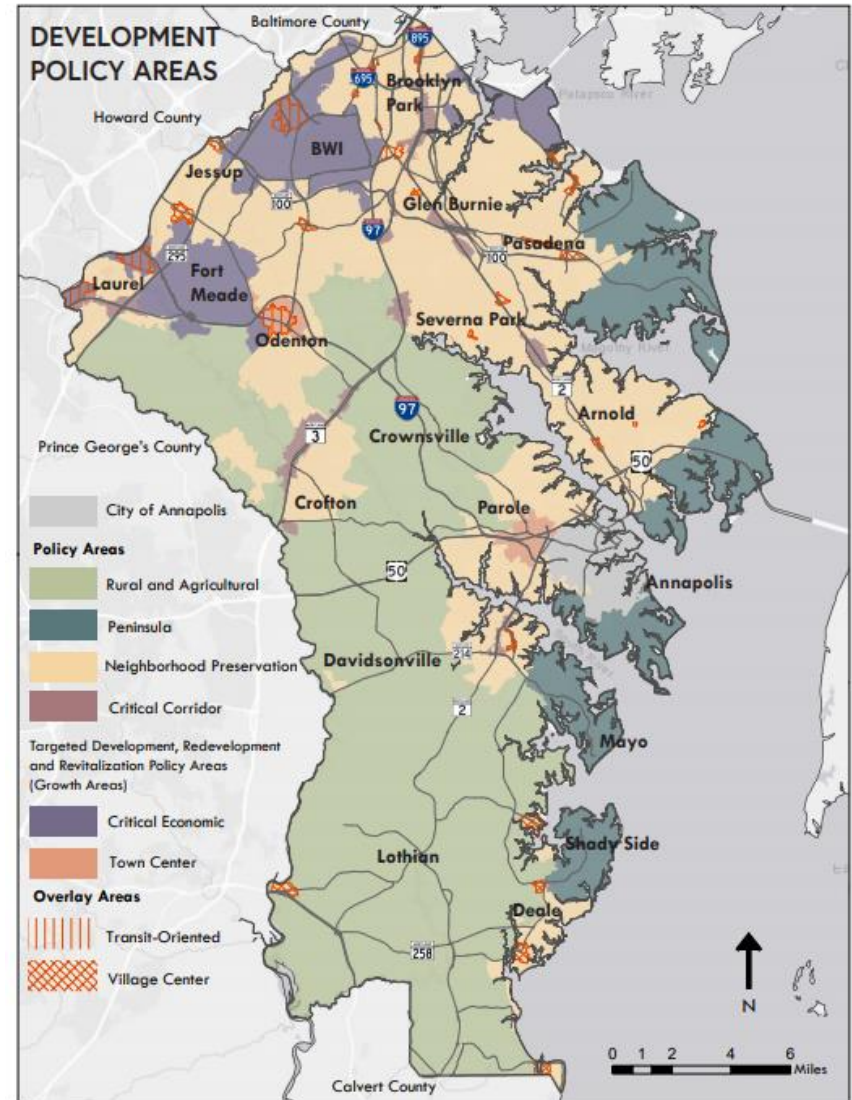


GROWTH PROJECTION METHODOLOGY

3 City and County Households, Historic and Projected

City and County Households: 1990 - 2040

Year	City	County	% Share of County
1990	14,415	149,114	9.7%
2000	15,303	178,670	8.6%
2010	16,136	199,375	8.1%
2020	16,407	216,500	7.6%
2040			
Scenario 1	16,843	239,578	7.0%
Scenario 2	17,406	239,578	7.3%
Scenario 3	17,874	239,578	7.5%
Scenario 4	18,160	239,578	7.6%
Scenario 5	18,310	239,578	7.6%



GROWTH PROJECTION METHODOLOGY

4

A Plan Forecast to Reflect Plan Priorities

(First, complete approved and pending projects and prioritize infill, then choose to promote workforce and middle-income housing)

Components of Household Growth 2020-2040

	Net New Households
A. Under Construction (as of July 2020)	417
B. Plus: Permits Pending (as of July 2020)	140
C. Plus: Remaining Infill Capacity (market driven)	442
sum	999
Plus: (choose one)	
D-1. Plan: Affordable Housing Units, Goal - 1	500
D-2. Plan: Affordable Housing Units, Goal - 2	600
D-3. Plan: Affordable Housing Units, Goal - 3	700
Equals:	
2040 Planned Forecast -1	1,499
2040 Planned Forecast -2	1,599
2040 Planned Forecast -2	1,699

In terms of “growth”, the plan would be to facilitate/prioritize affordable housing units between 2020 and 2040.

The units added between 2020 and 2040 would be within a range of the reasonable projection scenarios shown in #1